



Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street
Bristol, RI 02809
401-253-7000
www.bristolri.gov

File #2023-07

CORRECTED PUBLIC HEARING*

Notice is hereby given by the Zoning Board of Review
that a public hearing will be held on the following application:

Monday*, February 6, 2023 (date correction*)

at 7:00 P.M.

**Bristol Town Hall
10 Court Street**

APPLICANT: **Kyle Mello**
PROPERTY OWNER: **Kyle Mello**
LOCATION: **7 Mt. Pleasant Avenue**
PLAT: **121** LOTS: **43, 44 & 45**
ZONE: **R-10**

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES: to construct a 13ft. x 15ft. 8in. single-story mudroom addition and a 28ft. x 30ft. two-story living area addition with an attached 6ft. x 28ft. front deck to an existing single-family dwelling with less than the required front yard.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, February 2, 2023.



Town of Bristol, Rhode Island

Department of Community Development

Zoning Board of Review 2023 JAN -6 PM 1:07

File No: 2023-07

Accepted by ZEO: 1/6/2023

APPLICATION

APPLICANT	Name: Kyle Mello
	Address: 7 Mt. Pleasant Ave
	City: Bristol State: RI Zip: 02809
	Telephone #: 508 243 6969 Home: Work/Cell:
PROPERTY OWNER	Name: Kyle Mello
	Address: 7 Mt. Pleasant Ave
	City: Bristol State: RI ZIP: 02809
	Telephone #: 508 243 6969 Home: Work/Cell:

1. Location of subject property: 7 Mt Pleasant Ave Bristol RI 02809
Assessor's Plat(s) #: 121 Lot(s) #: 121-45,44,43
2. Zoning district in which property is located: R-10
3. Zoning Approval(s) required (check all that apply):
☒ Dimensional Variance(s) ☐ Special Use Permit ☐ Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
Dimensional Variance Section(s): Front Offset
Special Use Permit Section(s):
Use Variance Section(s):
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: 16 years
7. Present use of property: Home
8. Is there a building on the property at present?: yes
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): Size: 20' X 38-8'
Area: 698.3 S.F. Height: 18'
10. Proposed use of property: Home

11. Give extent of proposed alterations: Addition of Mvd Room and 2 story Addition
12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
Mvd Room: 13' X 15'-8" Area: 204 SF Height: 14'
2 story Addition: size: 28' X 30' Area: 840 SF Height: 34'4"
13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:
- | | | |
|---|------------------------------|--|
| Front lot line(s): | Required Setback: <u>30'</u> | Proposed Setback: <u>18'8" Deck 24'8" Building</u> |
| Left side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Right side lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Rear lot line: | Required Setback: _____ | Proposed Setback: _____ |
| Building height: | Required: _____ | Proposed: _____ |
| Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.): | | |
| Required: _____ | Proposed: _____ | |
13. Number of families before/after proposed alterations: 1 Before 1 After
14. Have you submitted plans for the above alterations to the Building Official? NO
 If yes, has he refused a permit? _____ If refused, on what grounds? _____
15. Are there any easements on your property?: NO (If yes, their location must be shown on site plan)
16. Which public utilities service the property?: Water: _____ Sewer: ✓
17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO
18. Is the property located in a flood zone? NO If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: [Signature]

Date: 1/6/2023

Print Name: Kyle Mello

Property Owner's Signature: [Signature]

Date: 1/6/2023

Print Name: Kyle Mello

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

** Professional site plan is underway to confirm both dimensions.

Dear Zoning Board,

After 16 years of property ownership an addition has been proposed for this property that is located at 7 Mt Pleasant Ave. The proposed addition meets all dimensional setbacks and coverage requirements except the front setback. Due to the unique topology slope of the property we needed to move the structure forward to accommodate addition and the garage below.

Relief Requested

We are requesting relief on the front setback due to the nature of the property topology and the road. We are requesting a setback relief variance for 19' 5" to the front of the overhanging deck and setback on the actual building is 25' 2". The existing is 25'-2" and setback requires 30' and so we are requesting relief of about 5'.

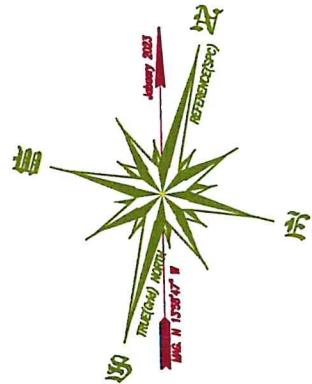
V/R

Kyle Mello

7 Mt Pleasant Ave

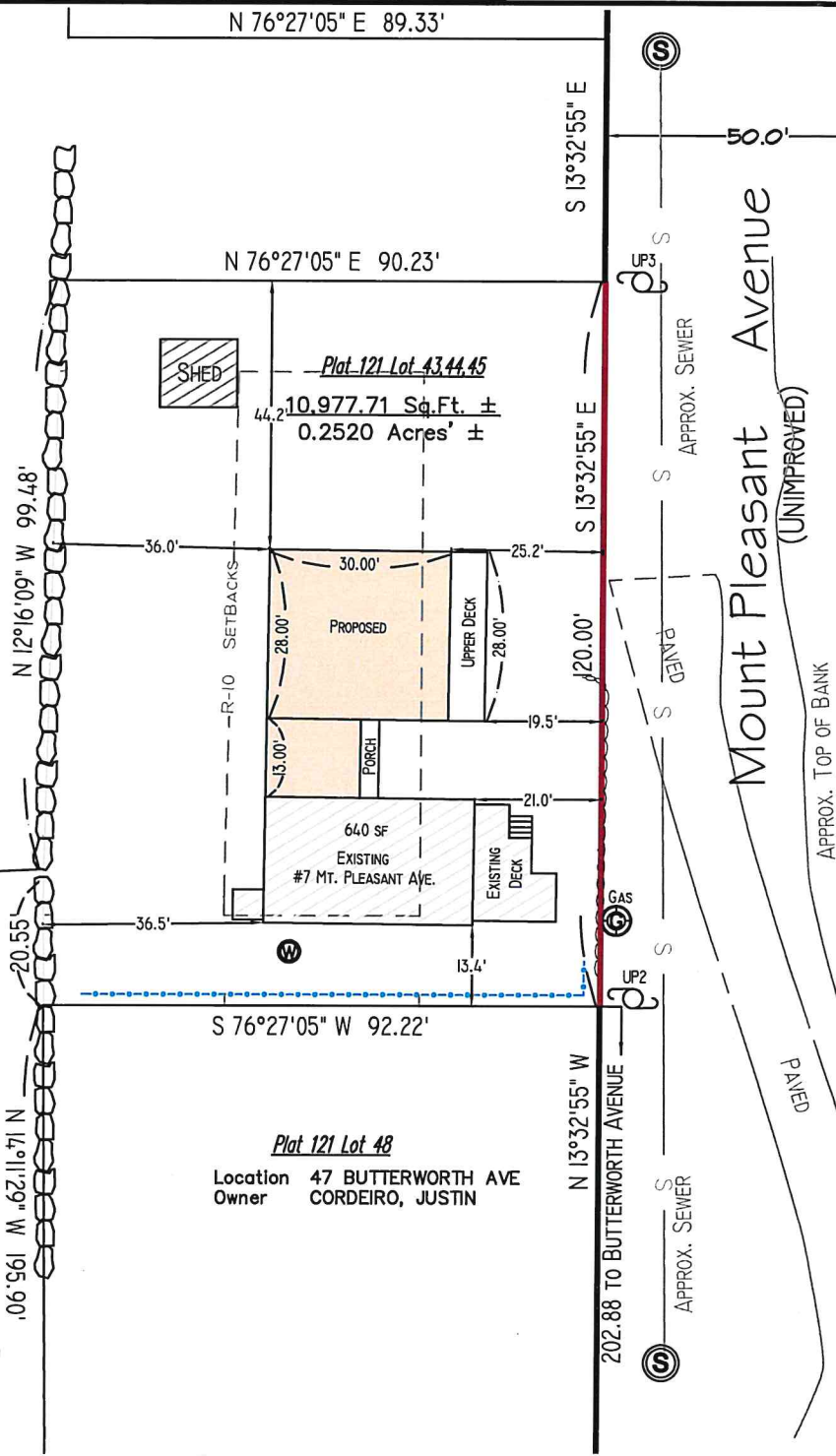
Bristol RI, 02809

Plat 121 Lot 173
45 R BUTTERWORTH AVE
Owner HUGHES, DONALD &
GREER-FRANCIS, WENDY JT



S 73°49'56" W 115.72'

Plat 121 Lot 4
Location 45 BUTTERWORTH AVE
Owner OLNEY, DAVID R. TE
Owner2 ANNETTE M. OLNEY



Plat 121 Lot 83
Location 11 PAWTUCKET AVE
Owner COOPER, DOUGLAS S.

Plat 121 Lot 65,66,67
Location 2 LOVELAND AVE
Owner FORTUNE, CHRISTOPHER D. ETUX
Owner2 FORTUNE, JENNIFER A.

Plat 121 Lot 48
Location 47 BUTTERWORTH AVE
Owner CORDEIRO, JUSTIN



- LEGEND**
(SYMBOLS MAY BE FOUND ON PLAN)
- IRON ROD FOUND
 - IRON ROD SET
 - MONUMENT TO BE SET
 - PK NAIL FOUND
 - FENCE POST
 - MONUMENT FOUND
 - FENCE LINE
 - DRILL HOLE FOUND
 - SPOT GRADE
 - SURVEY POINT
 - RIHB
 - IRON PIPE FOUND
 - WATER
 - GAS
 - MANHOLE
 - EXISTING FIRE HYDRANT
 - CATCH BASIN DOUBLE
 - SEWER
 - UTILITY POLE
 - TAX ASSESSOR
 - DRILL HOLE SET
 - EXISTING WATER VALVE
 - EXISTING GAS VALVE
 - EXISTING CATCH BASIN

REFERENCE:
Fairview Park Plat No.5
George S, Bullock
June 1926
Plat Book B Page 24

Zoning Residential 10

	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SF	10,998 sf	10,998 sf
MIN. LOT WIDTH	80'	120'	120'
MIN LOT FRONTAGE	80'	120'	120'
MAX. LOT COVERAGE	25%	6.2%	17.6%
MIN. FRONT YARD	30'	21.3'	19.5'
MIN. SIDE YARD	15'	13.4'	13.4'
MIN. REAR YARD	30'	36.5'	36.0'

Existing Non-Conforming Use
Existing Substandard Lots of Record

CERTIFICATION:
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016 as follows:
(a) Type of Boundary Survey Comprehensive Boundary Survey Measurement Specification
(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

BY: *Stephen M. Murgos Sr. PLS*
Stephen M. Murgos PLS # 1663
COA LS A33
JAN.12,2023



Kyle Mello
ASSESSOR'S PLAT 121, LOTs 43/44/45
SITUATED AT
7 Mt. Pleasant Avenue
IN
BRISTOL RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.
PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS RHODE ISLAND
162 BAY VIEW AVENUE
BRISTOL, RHODE ISLAND
02809
401-253-0092
SMMSURVEY@COX.NET

Copyright 2023 Stephen M. Murgos PLS
This Survey is being Provided Solely for
the use of the Current Parties, and that no
License has been Created, Expressed or
Implied, to copy the Survey except as it is
Necessary in Conjunction with the Original
Transaction.

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NOT FOR CONSTRUCTION
CONTACT WITH QUESTIONS

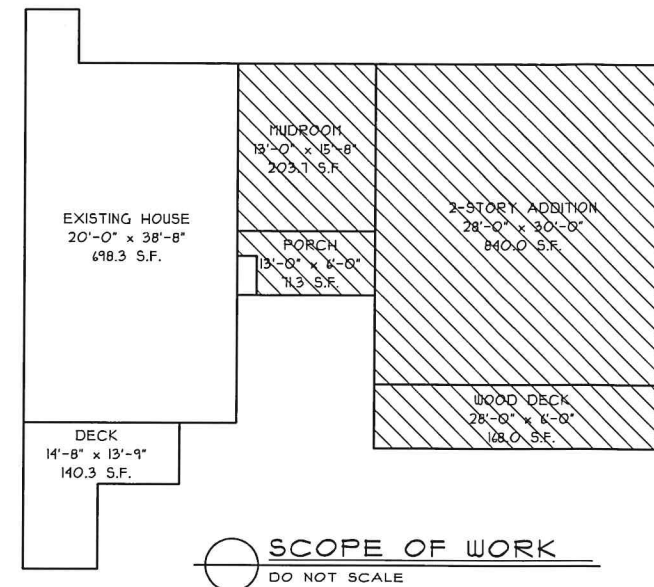
FINISH SCHEDULE	
1	NEW FINISH FLOORING SYSTEM: FINISH FLOORING AS SELECTED BY OWNER FLOORING UNDERLAYMENT OVER 3/4" TIG SUBFLOOR AND NAILED
2	1ST FLOOR EXTERIOR WALL SYSTEM: EXTERIOR SIDING ON UNDERLAYMENT SIDEWALL SHEATHING IN-FILL 2x4 STUDS TO MATCH EXISTING
3	2ND FLOOR EXTERIOR WALL SYSTEM: EXTERIOR SIDING ON UNDERLAYMENT SIDEWALL SHEATHING SISTER 2x4 16' O.C. TO EXISTING STUDS ALL STUDS MUST BE CONTINUOUS BOTTOM-TO-TOP 1/2" BLUEBOARD W/ SKIMCOAT FINISH
4	NEW FINISHED CEILING SYSTEM: 1 x 3 AT 16' O.C. STRAPPING 1/2" BLUEBOARD W/ SKIMCOAT FINISH
5	NEW INTERIOR WALL SYSTEM: 2 x 4 16' O.C. WALL 1/2" BLUEBOARD W/ SKIMCOAT FINISH EACH SIDE (TYPICAL)
6	ROOFING SYSTEM (LOW-PITCH): 30-YEARS ASPHALT SHINGLES 1/2" FELT UNDERLAYMENT FULL COVERAGE ICE & WATER (1" SEAMS) 5/8" TIG CDX PLYWOOD

GENERAL NOTES:

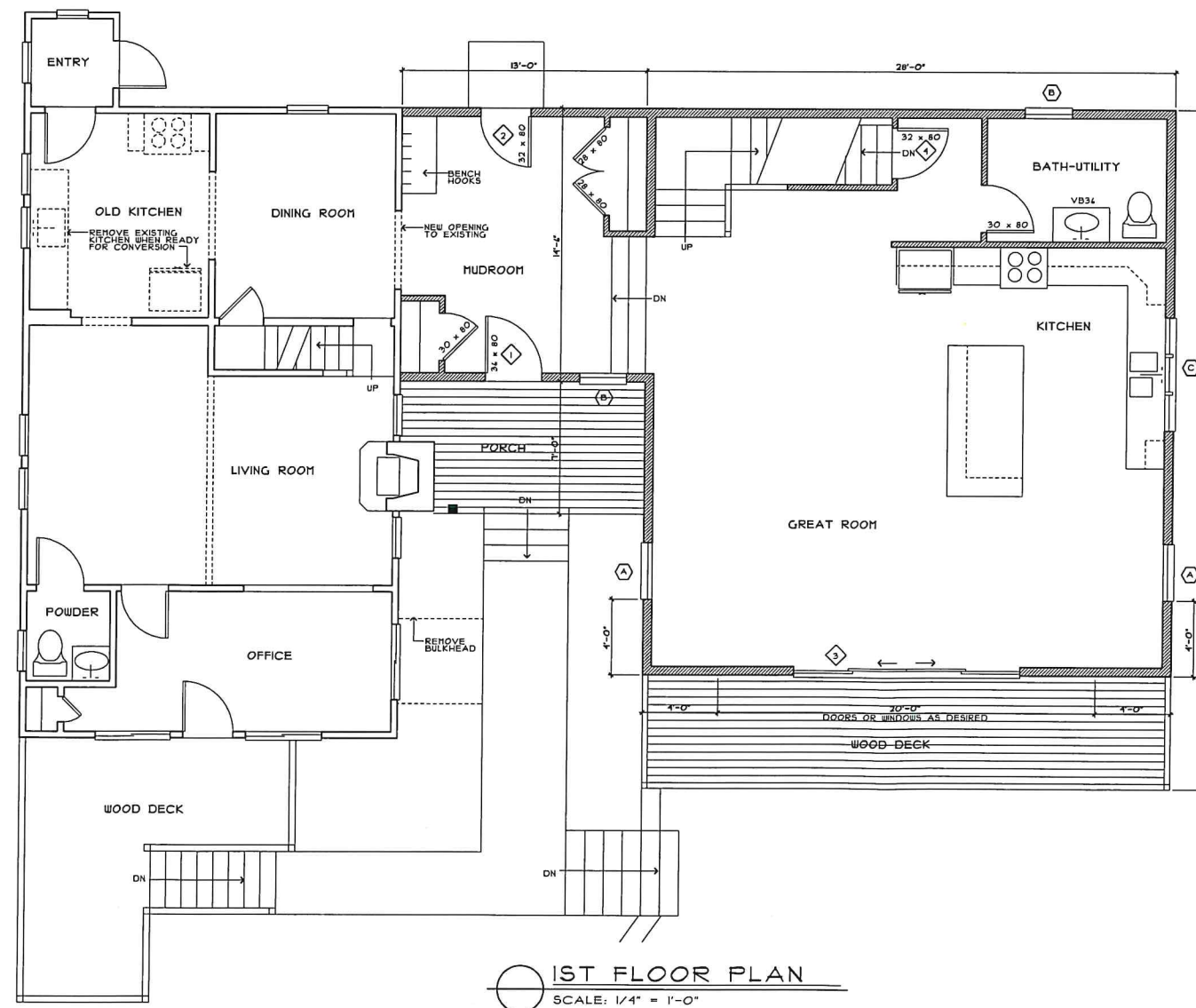
- ALL WORK TO COMPLY WITH SBC2 - RI ONE & TWO FAMILY DWELLING CODE, 1ST EDITION, AUGUST 2014 BASED ON IRC 2015 STANDARDS.
- PROPOSED PROJECT IS LOCATED IN RI HIGH-WIND AREA. APPENDIX AA - HIGH WIND PRESCRIPTIVE DESIGN APPLIES. SEE BUILDING CODE FOR UPDATED MINIMUM STANDARDS AND ADDITIONAL REQUIREMENTS FOR ALL CONSTRUCTION.
- INDICATES OUTSIDE CORNER THAT REQUIRES 4'-0" SHEAR WALL EACH SIDE OR TOTAL LENGTH WITH NO WALLS UNDER 2'-0" SEE AA 203.2 INSTALL WALL SHEATHING VERTICALLY AT ALL CORNERS LESS THAN 24".
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTIONS, APPROVALS, PERMITS, ETC.
- CONTRACTOR TO COORDINATE WITH OWNER SELECTION PURCHASE, INSTALLATION, AND SWITCHING OF LIGHT FIXTURES.
- COORDINATE WITH OWNER PLACEMENT AND INSTALLATION OF ELECTRICAL OUTLETS AND CONCEALED TELEPHONE WIRING.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR AND HOMEOWNER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES AND DISCUSS OPTIONS BEFORE ANY ACTION REGARDING CHANGES.
- CONTRACTOR TO LOCATE SMOKE DETECTORS AND HAVE LOCAL FIRE CHIEF APPROVAL OF LOCATIONS.
- GRASPABLE HANDRAILS AND RETURNS ARE REQUIRED ON ALL STAIR RAILING - INSIDE AND OUTSIDE.

LEGEND

- ELEVATION (FRAMING)
- SECTION MARKER
- NEW WALL
- EXISTING WALL
- 3 1/2" LALLY COLUMN
- SOLID WOOD POST



WINDOW & DOOR SCHEDULE					
HK	MODEL #	STYLE	FRAME SIZE	LITES	LOCATION AND NOTES
A	TW 2846	DOUBLE-HUNG	2'-10" x 4'-9"		MEETS EGRESS
B	TW 2432	DOUBLE-HUNG	2'-6" x 3'-5"		BATH-UTILITY
C	C335	CASEMENT	6'-0" x 3'-5"		KITCHEN WINDOW
1	HALF-LITE	IN-SWING	3'-0" x 4'-8"		PORCH ENTRY
2	HALF-LITE	IN-SWING	3'-0" x 4'-8"		REAR MUDROOM ENTRY
3	FWG 12048	SLIDER	12'-0" x 4'-8"		GREAT ROOM TO DECK
4	4-PANEL	IN-SWING	2'-8" x 4'-8"		1ST STAIR TO BASEMENT
5	FWG 4048	SLIDER	4'-0" x 4'-8"		MASTER BED TO DECK
6	OVERHEAD		9'-0" x 8'-0"		GARAGE DOOR
7	OVERHEAD		9'-0" x 8'-0"		GARAGE DOOR
8	4-PANEL	IN-SWING	2'-8" x 4'-8"		GARAGE STAIR - 20 MIN.
9	4-PANEL	IN-SWING	2'-8" x 4'-8"		STORAGE ROOM - 20 MIN.
X	DESIGNATES EGRESS WINDOW LOCATION IN BEDROOMS.				
T	CONTRACTOR TO VERIFY ALL SAFETY GLASS LOCATIONS BEFORE ORDERING.				
NOTES: ALL WINDOW MODEL NUMBER ARE ANDERSEN TILT-WASH SERIES OR EQUAL. 1. VERIFY ALL R.O.'S WITH MANUFACTURER PRIOR TO FRAMING 2. PROVIDE FACTOR APPLIED 2x JAM EXTENSIONS FOR ALL UNITS. 3. ALL WINDOWS TO INCLUDE CHARCOAL SCREENS					



MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

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MacCADD@aol.com

MELLO
RESIDENCE

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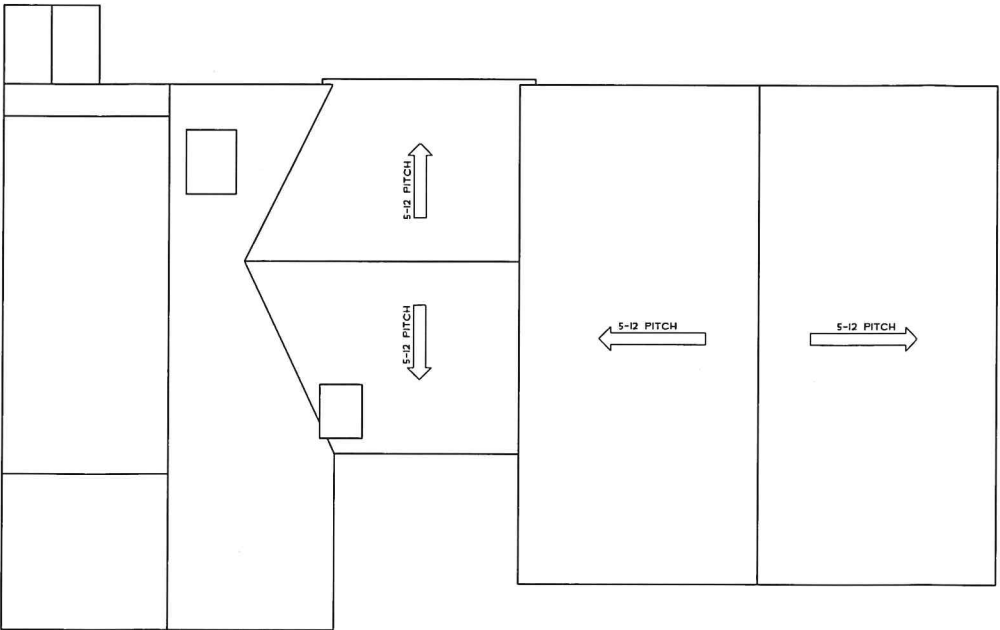
7 MT. PLEASANT AVE.
BRISTOL, RI
02809

DATE: 1/4/2023

REVISIONS:

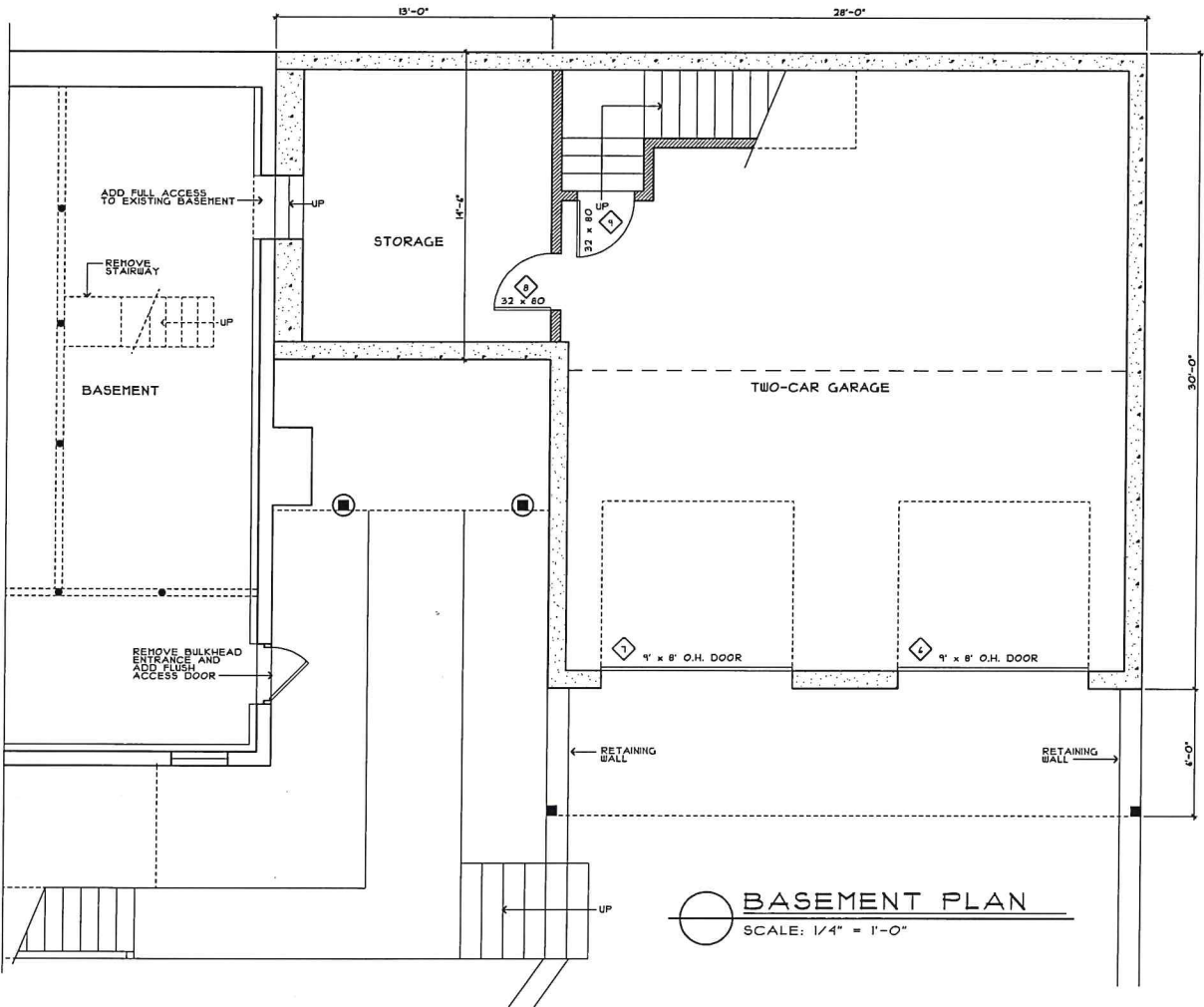
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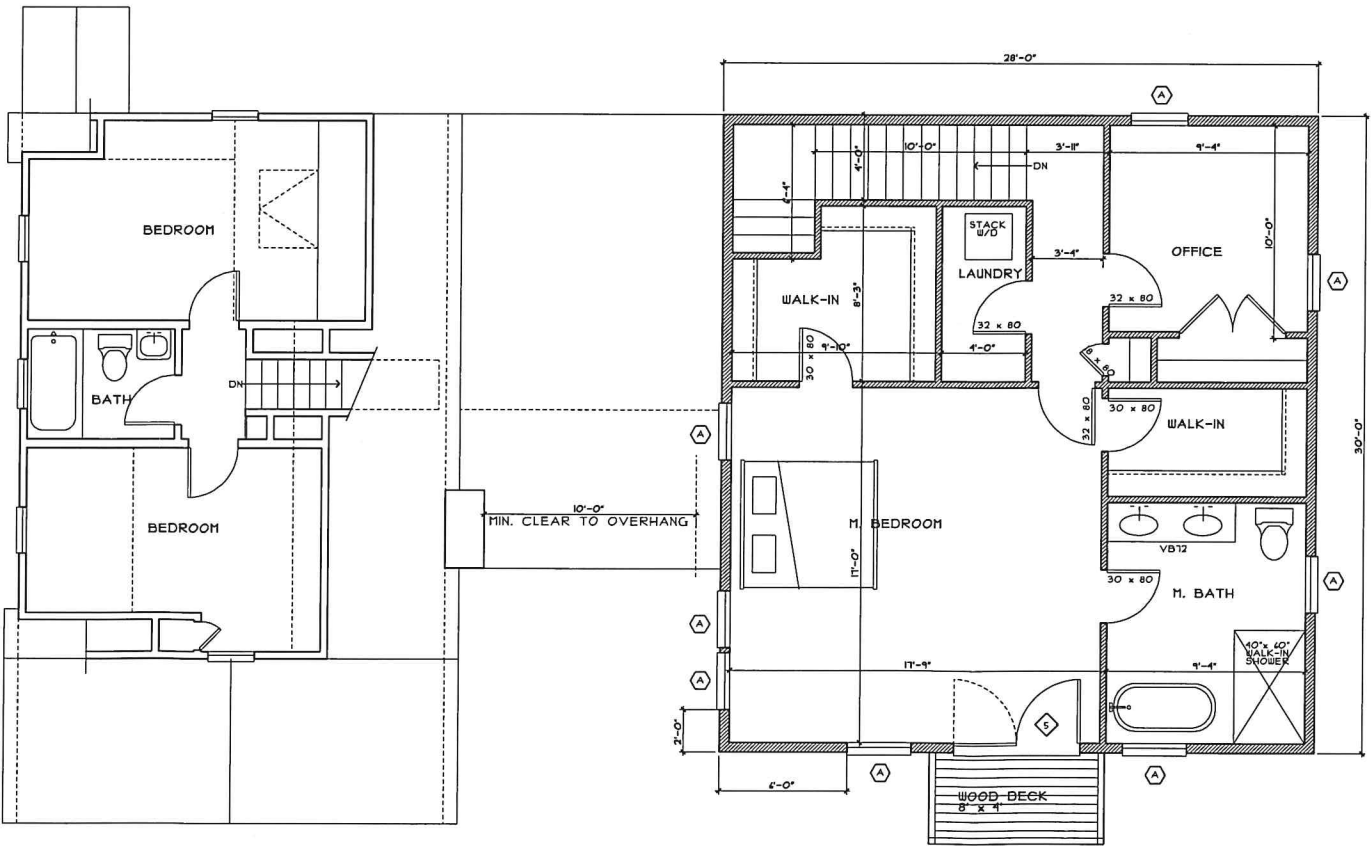


DESIGN DRAWINGS ONLY
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CONTACT WITH QUESTIONS

ROOF PLAN
DO NOT SCALE



BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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7 MT. PLEASANT AVE.
BRISTOL, RI
02809

DATE: 1/4/2023

REVISIONS:

A2

SHEET NO:

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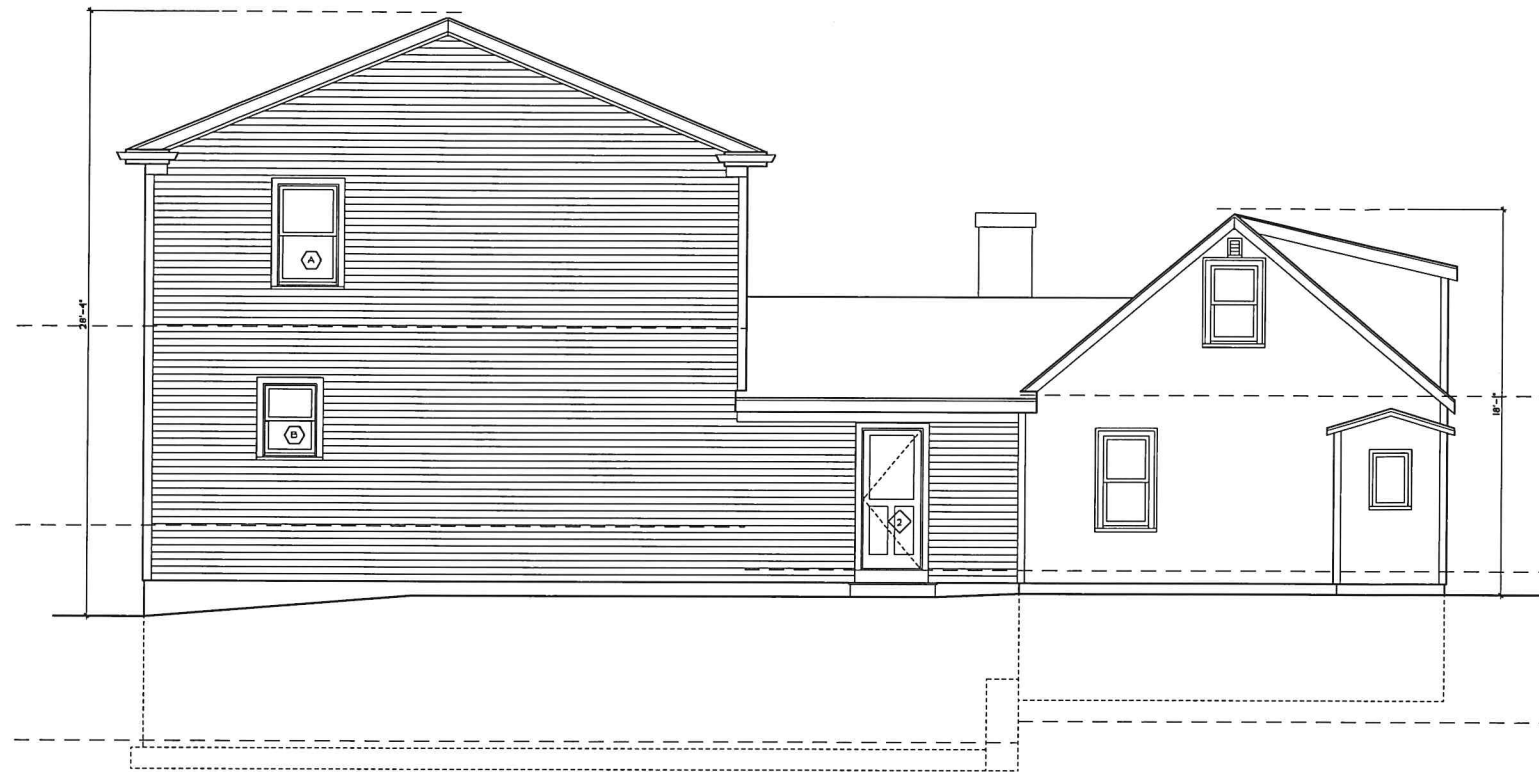
7 MT. PLEASANT AVE.
BRISTOL, RI
02809

DATE: 1/4/2023

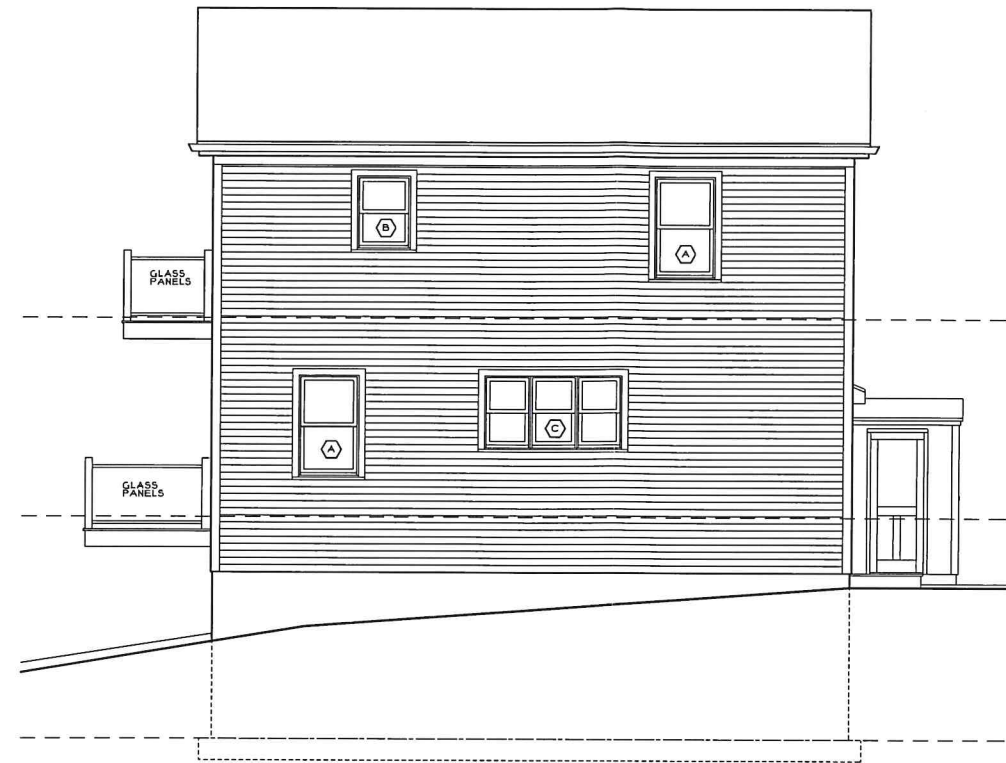
REVISIONS:

A3

SHEET NO:



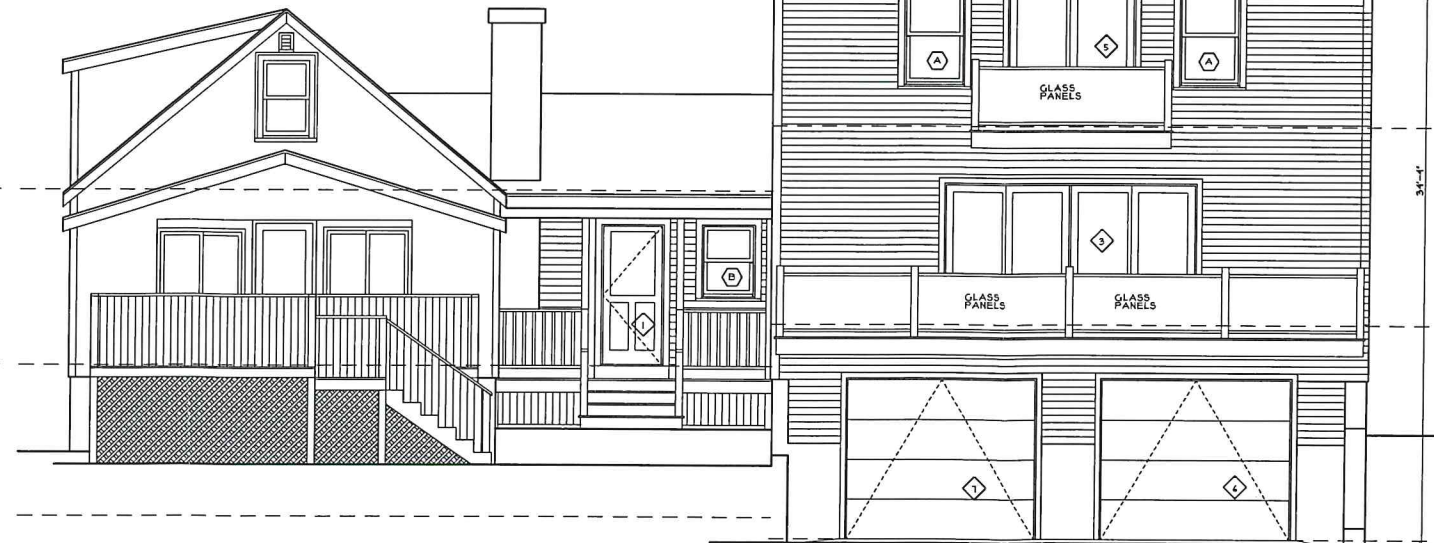
REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

7 MT PLEASANT AVE

Card 1 of 1

7 MT PLEASANT AVE

Assessment

\$205,900

Plat/Lot 121 45

Zone R-10

LUC 01

Account: 6242

Owner

Owner Account #:

Owner 1 MELLO, KYLE

Owner 2

Owner 3

Address 7 MT PLEASANT AVE, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor

PETIT, LYNNE MARIE

Date

09/21/2006

Sale Price

320,000

Leg Ref

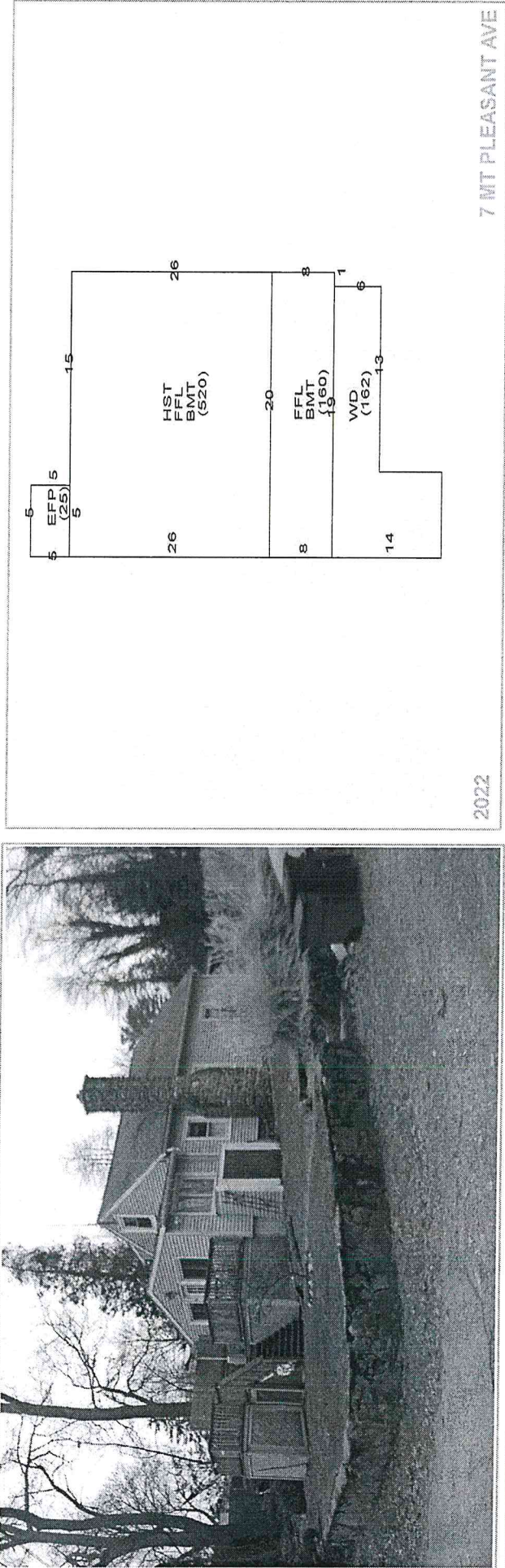
1324-316

Deed Type

W

Assessment									
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	Year	LUC	Building
01	160,300	2,100	0.08	43,500	0	205,900	2022	01	160,300
TOTAL	160,300	2,100	0.08	43,500	0	205,900	2021	01	122,000
							2020	01	122,000
							2019	01	122,000
							2018	01	103,500
							2017	01	103,500
Source > Mkt Adj Cost					VAL per SQ Unit/Card >	113.95	VAL per SQ Unit/Parcel >		
						113.95			

Previous Assessments									
Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value	
2022	01	160,300	2,100	0	43,500	0	205,900	205,900	
2021	01	122,000	2,300	0	55,300	0	179,600	179,600	
2020	01	122,000	2,300	0	55,300	0	179,600	179,600	
2019	01	122,000	2,300	0	55,300	0	179,600	179,600	
2018	01	103,500	0	0	53,100	0	156,600	156,600	
2017	01	103,500	0	0	53,100	0	156,600	156,600	



Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %
01 Single Fam	0.06235	AC	P	1.00	645,000	646,351	B		
01 Single Fam	0.02126	AC	EX	0.20	645,000	150,517	B		

Inf 2 %	Inf 2	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
				40,300			1.00	0
				3,200			1.00	0

► Building Information

Description		Description		
BLDG Type	Cape	Story Height	1 1/2 Story	Finish
RES Units	1	COM Units	0	
Foundation	Concrete	BMT Floor	Concrete	
Frame 1	Wood	Frame 2	%	
EXT Wall 1	Vinyl Siding	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shir	Roof Cover 2	%	
INT Wall 1	Drywall	INT Wall 2	%	
Floors 1	Hardwood	Floors 2	%	
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	BB Hot Water	
# Heat Sys		% Heated	100	
% Solar HW		% A/C		
% COM Wall		% Vacuum		
Ceil HIGHT		Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	5	2
2			U
3			
4			
Totals	1	5	2

► Building Information

Description		Description		
BLDG Type	Cape	Story Height	1 1/2 Story	Finish
RES Units	1	COM Units	0	
Foundation	Concrete	BMT Floor	Concrete	
Frame 1	Wood	Frame 2	%	
EXT Wall 1	Vinyl Siding	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shir	Roof Cover 2	%	
INT Wall 1	Drywall	INT Wall 2	%	
Floors 1	Hardwood	Floors 2	%	
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	BB Hot Water	
# Heat Sys		% Heated	100	
% Solar HW		% A/C		
% COM Wall		% Vacuum		
Ceil HIGHT		Ceiling Type		
Parking Type		% Sprinkled		
EXT View				

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	5	2	U
2				
3				
4				
Totals	1	5	2	

► **Grade**

Grade	Q4	Q4
Year Built	1940	EFF Year
AK LUC		Alt %
		0.00

Code	Description	%
Condition	GD - Good	27.0
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	
Total Depreciation %		> 27.0

► Depreciation

Code	Description		%
	GD	GD - Good	
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation %			> 27.0

► Remodeling History

Additions	Plumbing
Interior	Electric
Exterior	Heating
Kitchen	General
Bath(s)	

► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

► Other Factors

	Flood Hazard Topography Street Traffic	ROLLING PAVED
%	Bas \$/SQ Size Adj	135.00 1.31
27.0	Constr Adj	1.01
0.0	Adj \$/SQ	178.71
0.0	Othr Featrs	27,800
0.0	Grade Fac	1.00
0.0	Neigh Infl	1.00
0.0	Land Factor	1.00
	Adj Total	217,645
27.0	Depreciation	59,764
	Depr Total	158,881

► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Sub Area Details

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	680	680	178.71	121,522
HST	HALF STORY	260	260	178.71	46,466
WD	WOOD DECK	162	0	16.83	2,722
BMT	BASEMENT	680	0	26.81	18,233
EFP	ENCL PORCH	25	0	36.00	900
Total		1,807	940		189,844

► Notes

WI/43 & 44-EXTERIOR RENOVATION 12/05 EAS VINYL-2005, KITCHEN RENOVATED - 09-01-2021 Split land line in order to conform to zoning (with abutting lot) and create second land line for land in excess of minimum lot size in R-10 zone. Change the land use code from "13" to "12" to better reflect the current common land usage. MRW.

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	07/18/2005	B24423		BLDG	0		Closed	INSTALL VINYL SIDING
2								
3								
4								
5								
6								
7								
8								
9								

► Special Features & Yard Items

[illegible]



► Building Information

Description		Description
BLDG Type		Story Height
RES Units		COM Units
Foundation		BMT Floor
Frame 1		Frame 2
EXT Wall 1		EXT Wall 2
Roof Type 1		Roof Type 2
Roof Cover 1		Roof Cover 2
INT Wall 1		INT Wall 2
Floors 1		Floors 2
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel		Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Quantity	Quality
----------	---------

Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1				
2				
3				
4				
Totals				

► Building Information

Description		Description
BLDG Type		Story Height
RES Units		COM Units
Foundation		BMT Floor
Frame 1		Frame 2
EXT Wall 1		EXT Wall 2
Roof Type 1		Roof Type 2
Roof Cover 1		Roof Cover 2
INT Wall 1		INT Wall 2
Floors 1		Floors 2
BMT Garages		Color
Plumbing		Electrical
Insulation		INT vs EXT
Heat Fuel		Heat Type
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Quantity	Quality
----------	---------

Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

► Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1				
2				
3				
4				
Totals				

► **Grade**

Grade	Year Built	EFF Year	Alt %
Alt LUC			

► Depreciation

Code	Description
Condition	-
Functional	-
Economic	-
Special	-
OV	-

Total Depreciation % >

► Remodeling History

Plumbing	Electric	Heating	General
Additions	Interior	Exterior	Kitchen
			Bath(s)

► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

► Notes

W/43 & 45 | 09-01-2021 Per GIS review the house does not appear to straddle this lot. However, the land is in common ownership with the abutting lot and is merged per zoning in an attempt to conform with current R-10 zoning rules. Change the land use code from "13" to "12" to better reflect the current usage. MRM.

► Sub-Area Details

Code	Description	Area	Fin. Area	Rate	Undep. V
Total					

► Visit History

Date	Result	By
7/20/2021	REVIEW	MM
4/13/2018	REVIEW	JH
4/2/2018	VACANT LO.	BT

► Special Features & Yard Items

[illegible]

► Other Info

	AFDU
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID2c	

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
GEOFFROY, GARY T &	09/27/2001	163,000	822-325	A	W

► Assessment

Use Code	Bldg Value	SFY/Y Value	Land Size	Land Value	AG Credit	Assessed Value
12	0	0	0.08	53,700	0	53,700
TOTAL	0	0	0.08	53,700	0	53,700
Source > Mkt Adj Cost		VAL per SQ Unit/Card >		VAL per SQ Unit/Parcel >		

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	12	0	0	0	53,700	0	53,700	53,700
2021	13	0	0	0	19,300	0	19,300	19,300
2020	13	0	0	0	19,300	0	19,300	19,300
2019	13	0	0	0	19,300	0	19,300	19,300
2018	13	0	0	0	18,500	0	18,500	18,500
2017	13	0	0	0	18,500	0	18,500	18,500

► Land Information

[illegible]

▶ Bristol

▶ Plat/Lot 121 43

▶ Building Information

▶ MT PLEASANT AVE

▶ Account: 6240

▶ LUC 12

▶ Zone R-10

▶ Assessment

▶ Sub-Area Detail

Card of

\$53,700

REVALUATION GROUP LLC

▶ Visit History

BLDG Type

RES Units

Foundation

Frame 1

EXT Wall 1

Roof Type 1

Roof Cover 1

INT Wall 1

Floors 1

BMT Garages

Plumbing

Insulation

Heat Fuel

Heat Sys

% Solar HW

% COM Wall

Ceil HGHT

Parking Type

EXT View

Description

Story Height

COM Units

BMT Floor

Frame 2

EXT Wall 2

Roof Type 2

Roof Cover 2

INT Wall 2

Floors 2

Color

Electrical

INT vs EXT

Heat Type

% Heated

% A/C

% Vacuum

Ceiling Type

% Sprinkled

Description

%

%

%

%

%

%

%

Color

Electrical

INT vs EXT

Heat Type

% Heated

% A/C

% Vacuum

Ceiling Type

% Sprinkled

Grade

Year Built

Alt LUC

EFF Year

Alt %

Other Factors

Flood Hazard

Topography

Street

ROLLING

PAVED

Traffic

Bas \$/SQ

Size Adj

Constr Adj

Adj \$/SQ

Other Featrs

Grade Fac

Neigh Infl

Land Factor

Adj Total

Depreciation

Depr Total

Depreciation

Code

Description

%

Condition

Functional

Economic

Special

OV

Total Depreciation % >

Remodeling History

Additions

Interior

Exterior

Kitchen

Bath(s)

Plumbing

Electric

Heating

General

Condo Data

Complex

Location

Tot Units

FL Level

Floors

Bldg Seq

Issue Date

Permit #

Closed Date

BP Type

Est. Cost

% Done

Status

Description/Directions

1

2

3

4

5

6

7

8

9

Use

Description

A

Y/S

Qty

Length

Width

SF Size

Quality

Condition

Year

Assessed Value

1

2

3

4

5

6

7

8

9

10

Room Counts by Floor

Units

Rooms

Bedrooms

Floor Level

1

2

3

4

Totals

Notes

W/44 & 45 || 09-01-2021 Per GIS review the house does not appear to straddle this lot. However, the land is in common ownership with the abutting lot and is merged per zoning in an attempt to conform with current R-10 zoning rules. Change the land use code from "13" to "12" to better reflect the current usage, MRWL.

Other Info.

AFDU

PriorID1b

PriorID1c

PriorID2a

PriorID2b

PriorID2c

PriorID3a

PriorID3b

PriorID3c

Print Date = 1/16/2023

Printed By = Counter

Year ID: 2022

Disclaimer - This information is believed to be correct, but is subject to change and is not warranted.



7 Mt. Pleasant Ave. - 300' Radius

Bristol, RI



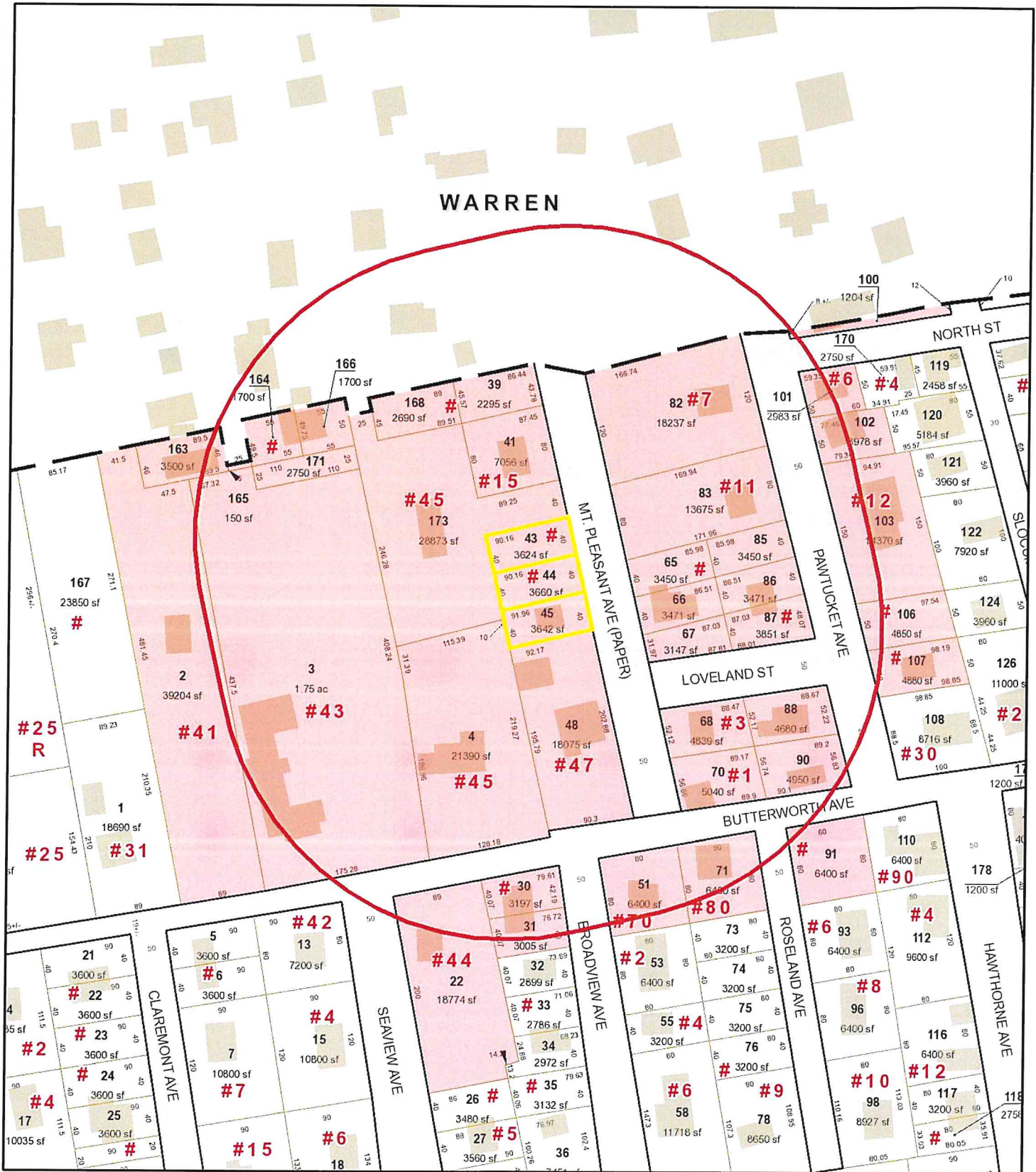
January 13, 2023

1 inch = 140 Feet

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WARREN



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 foot Abutters List Report

Bristol, RI
January 13, 2023

Subject Properties:

Parcel Number: 121-43
CAMA Number: 121-43
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-44
CAMA Number: 121-44
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-45
CAMA Number: 121-45
Property Address: 7 MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 121-100
CAMA Number: 121-100
Property Address: NORTH ST

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 121-101
CAMA Number: 121-101
Property Address: 6 PAWTUCKET AVE

Mailing Address: ROBINSON, DEAN W. JR.
6 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-102
CAMA Number: 121-102
Property Address: 10 PAWTUCKET AVE

Mailing Address: MITCHELL, CARL R III
4 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-103
CAMA Number: 121-103
Property Address: 12 PAWTUCKET AVE

Mailing Address: LEACH, KAREN M. & ALAN D TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-163
CAMA Number: 121-163
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885

Parcel Number: 121-164
CAMA Number: 121-164
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-165
CAMA Number: 121-165
Property Address: MT PLEASANT AVE

Mailing Address: CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885



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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Parcel Number: 121-166
CAMA Number: 121-166
Property Address: MT PLEASANT AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-168
CAMA Number: 121-168
Property Address: MT PLEASANT AVE

Mailing Address: DESHAIES, RAYMOND R JANET L TE
4 FRANCES STREET
WARREN, RI 02885

Parcel Number: 121-171
CAMA Number: 121-171
Property Address: BUTTERWORTH AVE

Mailing Address: NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 121-173
CAMA Number: 121-173
Property Address: 45 R BUTTERWORTH AVE

Mailing Address: HUGHES, DONALD & GREER-FRANCIS,
WENDY JT
45 R BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-2
CAMA Number: 121-2
Property Address: 41 BUTTERWORTH AVE

Mailing Address: COSTA, COLBY J ETAL JT TANYA P &
STEVEN R
41 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-22
CAMA Number: 121-22
Property Address: 44 BUTTERWORTH AVE

Mailing Address: JORDAN, JOHN ELWOOD JR. & GAIL
PATRICIA TE
44 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-3
CAMA Number: 121-3
Property Address: 43 BUTTERWORTH AVE

Mailing Address: DEAN, RUSSELL A. ET UX MARILYN L.
TE
43 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-31
CAMA Number: 121-31
Property Address: 1 BROADVIEW AVE

Mailing Address: PELLEGRINI, ALBERT R & MARY E LE
DUFFICY, DEANA P
1 BROADVIEW AVE
BRISTOL, RI 02809

Parcel Number: 121-39
CAMA Number: 121-39
Property Address: MT PLEASANT AVE

Mailing Address: DESHAIES, RAYMOND R JANET L TE
4 FRANCES STREET
WARREN, RI 02885

Parcel Number: 121-4
CAMA Number: 121-4
Property Address: 45 BUTTERWORTH AVE

Mailing Address: OLNEY, DAVID R. TE ANNETTE M.
OLNEY
45 BUTTERWORTH AVENUE
BRISTOL, RI 02809

Parcel Number: 121-41
CAMA Number: 121-41
Property Address: 15 MT PLEASANT AVE

Mailing Address: BUTTERWORTH, COREY T
15 MT. PLEASANT AVE
BRISTOL, RI 02809

Parcel Number: 121-43
CAMA Number: 121-43
Property Address: MT PLEASANT AVE

Mailing Address: MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809



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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Parcel Number: 121-44 CAMA Number: 121-44 Property Address: MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-45 CAMA Number: 121-45 Property Address: 7 MT PLEASANT AVE	Mailing Address: MELLO, KYLE 7 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-48 CAMA Number: 121-48 Property Address: 47 BUTTERWORTH AVE	Mailing Address: CORDEIRO, JUSTIN 47 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-51 CAMA Number: 121-51 Property Address: 70 BUTTERWORTH AVE	Mailing Address: CHARETTE, BRENN A P & ZACHARY S TE 70 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-66 CAMA Number: 121-66 Property Address: 2 LOVELAND AVE	Mailing Address: FORTUNE, CHRISTOPHER D. ETUX FORTUNE, JENNIFER A. 2 LOVELAND AVE BRISTOL, RI 02809
Parcel Number: 121-68 CAMA Number: 121-68 Property Address: 3 MT PLEASANT AVE	Mailing Address: JOCELYN, RUTH A LE MACDONALD, JOY & ROBSON, COREY B TC 3 MT PLEASANT AVE BRISTOL, RI 02809
Parcel Number: 121-70 CAMA Number: 121-70 Property Address: 1 MT PLEASANT AVE	Mailing Address: JOCELYN, WILLARD S 100 MERCHANT ST N PROVIDENCE, RI 02911
Parcel Number: 121-71 CAMA Number: 121-71 Property Address: 80 BUTTERWORTH AVE	Mailing Address: FENSTER, ZACHARY A 80 BUTTERWORTH AVE BRISTOL, RI 02809
Parcel Number: 121-82 CAMA Number: 121-82 Property Address: 7 PAWTUCKET AVE	Mailing Address: PLANTE, BRIAN 7 PAWTUCKET AVE BRISTOL, RI 02809
Parcel Number: 121-83 CAMA Number: 121-83 Property Address: 11 PAWTUCKET AVE	Mailing Address: COOPER, DOUGLAS S. 11 PAWTUCKET AVENUE BRISTOL, RI 02809
Parcel Number: 121-85 CAMA Number: 121-85 Property Address: PAWTUCKET AVE	Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE 15 PAWTUCKET AVENUE BRISTOL, RI 02809
Parcel Number: 121-86 CAMA Number: 121-86 Property Address: 15 PAWTUCKET AVE	Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE 15 PAWTUCKET AVENUE BRISTOL, RI 02809



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1/13/2023

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300 foot Abutters List Report

Bristol, RI
January 13, 2023

Parcel Number: 121-87
CAMA Number: 121-87
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-88
CAMA Number: 121-88
Property Address: 1 LOVELAND AVE

Mailing Address: WARE, CRYSTAL F & ADAM P TE
1 LOVELAND AVE.
BRISTOL, RI 02809

Parcel Number: 121-90
CAMA Number: 121-90
Property Address: 85 BUTTERWORTH AVE

Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE
85 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-91
CAMA Number: 121-91
Property Address: ROSELAND AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809



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1/13/2023

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Page 4 of 4

BAGWELL, SANDRA J &
SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

FORTUNE, CHRISTOPHER D. E
FORTUNE, JENNIFER A.
2 LOVELAND AVE
BRISTOL, RI 02809

OLIVEIRA, LIBERAL ET UX
LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

BUTTERWORTH, COREY T
15 MT. PLEASANT AVE
BRISTOL, RI 02809

GALEGO, JOSEPH J & ELIDIA
85 BUTTERWORTH AVE
BRISTOL, RI 02809

OLNEY, DAVID R. TE
ANNETTE M. OLNEY
45 BUTTERWORTH AVENUE
BRISTOL, RI 02809

CABRAL, PAUL J
8 VIRGINIA STREET
WARREN, RI 02885

HUGHES, DONALD & GREER-FR
45 R BUTTERWORTH AVE
BRISTOL, RI 02809

PELLEGRINI, ALBERT R & MA
DUFFICY, DEANA P
1 BROADVIEW AVE
BRISTOL, RI 02809

CHARETTE, BRENNIA P & ZACH
70 BUTTERWORTH AVE
BRISTOL, RI 02809

JOCELYN, RUTH A LE
MACDONALD, JOY & ROBSON,
3 MT PLEASANT AVE
BRISTOL, RI 02809

PLANTE, BRIAN
7 PAWTUCKET AVE
BRISTOL, RI 02809

COOPER, DOUGLAS S.
11 PAWTUCKET AVENUE
BRISTOL, RI 02809

JOCELYN, WILLARD S
100 MERCHANT ST
N PROVIDENCE, RI 02911

ROBINSON, DEAN W. JR.
6 PAWTUCKET AVE
BRISTOL, RI 02809

CORDEIRO, JUSTIN
47 BUTTERWORTH AVE
BRISTOL, RI 02809

JORDAN, JOHN ELWOOD JR. &
GAIL PATRICIA TE
44 BUTTERWORTH AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

COSTA, COLBY J ETAL JT
TANYA P & STEVEN R
41 BUTTERWORTH AVE
BRISTOL, RI 02809

LEACH, KAREN M. & ALAN D
12 PAWTUCKET AVE
BRISTOL, RI 02809

WARE, CRYSTAL F & ADAM P
1 LOVELAND AVE.
BRISTOL, RI 02809

DEAN, RUSSELL A. ET UX
MARILYN L. TE
43 BUTTERWORTH AVE
BRISTOL, RI 02809

MELLO, KYLE
7 MT PLEASANT AVE
BRISTOL, RI 02809

DESHAIES, RAYMOND R
JANET L TE
4 FRANCES STREET
WARREN, RI 02885

MITCHELL, CARL R III
4 PAWTUCKET AVE
BRISTOL, RI 02809

FENSTER, ZACHARY A
80 BUTTERWORTH AVE
BRISTOL, RI 02809

NICHOLSON, EARL J. JR.
7 FRANCIS ST
WARREN, RI 02885



7 Mt. Pleasant Ave. - 300' Radius

Warren, RI



1 inch = 140 Feet

www.cai-tech.com

January 13, 2023



BRISTOL

BRISTOL



0 foot Abutters List Report

Warren, RI
January 13, 2023

Subject Properties:

Parcel Number: 13E-223
CAMA Number: 13E-223
Property Address: 11 VIRGINIA ST

Mailing Address: AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-226
CAMA Number: 13E-226
Property Address: 5 FRANCIS ST

Mailing Address: PATTIE STEVEN DEE ANN
5 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-232
CAMA Number: 13E-232
Property Address: 7 FRANCIS ST

Mailing Address: NICHOLSON EARL JR KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-235
CAMA Number: 13E-235
Property Address: 4 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
CAMA Number: 13E-246
Property Address: 6 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-247
CAMA Number: 13E-247
Property Address: PAWTUCKET AVE

Mailing Address: MITCHELL CARL MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-258
CAMA Number: 13E-258
Property Address: 3 PAWTUCKET AVE

Mailing Address: MITCHELL ANDREW
3 PAWTUCKET AVE
WARREN, RI 02885

Parcel Number: 13E-264
CAMA Number: 13E-264
Property Address: 6 PAWTUCKET AVE

Mailing Address: CAPRON MATTHEW CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Abutters:

Parcel Number: 13E-223
CAMA Number: 13E-223
Property Address: 11 VIRGINIA ST

Mailing Address: AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-226
CAMA Number: 13E-226
Property Address: 5 FRANCIS ST

Mailing Address: PATTIE STEVEN DEE ANN
5 FRANCIS ST
WARREN, RI 02885



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0 foot Abutters List Report

Warren, RI
January 13, 2023

Parcel Number: 13E-232
CAMA Number: 13E-232
Property Address: 7 FRANCIS ST

Mailing Address: NICHOLSON EARL JR KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-235
CAMA Number: 13E-235
Property Address: 4 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
CAMA Number: 13E-246
Property Address: 6 FRANCIS ST

Mailing Address: DESHAIES RAYMOND R JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-247
CAMA Number: 13E-247
Property Address: PAWTUCKET AVE

Mailing Address: MITCHELL CARL MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-258
CAMA Number: 13E-258
Property Address: 3 PAWTUCKET AVE

Mailing Address: MITCHELL ANDREW
3 PAWTUCKET AVE
WARREN, RI 02885

Parcel Number: 13E-264
CAMA Number: 13E-264
Property Address: 6 PAWTUCKET AVE

Mailing Address: CAPRON MATTHEW CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Also letters: Warren Town Council
c/o Town Clerk Sandy Speroni

Town Planner of Warren



www.cai-tech.com

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Parcel Number: 13E-223
AFONSO KEVIN & THERESA
11 VIRGINIA ST
WARREN, RI 02885

Parcel Number: 13E-264
CAPRON MATTHEW
CAPRON JENNIFER
6 PAWTUCKET AVE
BRISTOL, RI 02809-4711

Parcel Number: 13E-235
DESHAIES RAYMOND R
JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-246
DESHAIES RAYMOND R
JANET L
4 FRANCIS ST
WARREN, RI 02885-2351

Parcel Number: 13E-258
MITCHELL ANDREW
3 PAWTUCKET AVE
WARREN, RI 02885

Parcel Number: 13E-247
MITCHELL CARL
MITCHELL ERIC
2500 GAR HIGHWAY
SWANSEA, MA 02777

Parcel Number: 13E-232
NICHOLSON EARL JR
KATHLEEN
7 FRANCIS ST
WARREN, RI 02885

Parcel Number: 13E-226
PATTIE STEVEN
DEE ANN
5 FRANCIS ST
WARREN, RI 02885

Warren Town Council

c/o Town Clerk Sandy Speroni
514 Main St. Warren, RI 02885

Town Planner of Warren
514 Main St. Warren, RI 02885